

**Residential Study Group (RSG)**  
**November 8, 2017**  
**8:30 a.m. – 9:45 a.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

---

Attendees: Pasi Miettinen, Town Manager appointee; Bill Copithorne, industry rep; Wynelle Evans, Town Manager appointee; Jenny Raitt, Planning and Community Development; Elizabeth Pyle, Town Meeting Member; Andrew Bunnell, ARB chair; Steve McKenna, real estate rep.

Guests: Wendy Richter, Master Plan Implementation Committee  
Don Seltzer

Jenny opened the meeting. The group made introductions.

Andrew and Jenny provided updates on the status of zoning recodification. We are anticipating the Hearing Draft by the end of November and that a Special Town Meeting will be held in early February. The consultant continues to review and address comments received to date on the Second Reading Draft.

The group moved to providing updates from the sub-groups. Liz stated that another meeting is being scheduled to address noise abatement. The subgroup is working on recommendations and looking at comparisons to other municipalities. They are discussing maximum thresholds for noise. Jim Feeney and Christine Bongiorno are drafting regulations and will consult with John Martin. Jonathan is planning to bring a developer who regularly works on ledge removal to the subgroup's next meeting. Jim is also consulting with Wayne Chouinard, Town Engineer, on permit granting. The subgroup is considering which department is the appropriate channel for reviewing and granting a permit, and, if it is a larger project, should this be reviewed by a board or commission. Some potential issues that the group is exploring in the regulations include particle control and noise controls that do not regulate specific equipment but rather measure vibration at the lot line.

Pasi reported that he made his energy efficient homes presentation to Sustainable Arlington. The group had additional suggestions and was interested in this effort. He believes that it is important to start with a message about values: energy efficiency, environmental protection, flooding protection, and health. He discussed the issue of conforming versus non-conforming lots and that remodeled homes do not have to meet all energy code requirements. He stated that it would be challenging for Arlington to meet the goal of an 80% reduction in emissions based on Arlington's current residential construction practices. This subgroup is focused on how Arlington can provide incentives for energy efficient homes. There was discussion about how or what method might be used to keep an existing building foundation rather than demolishing all foundation walls and building new. Once the building is demolished, a concern was raised that the lot may become "vacant" and potentially unbuildable.

Wynelle reported that she continues to draft her presentation on design issues and recommendations for design guidelines. She would like time at a future meeting to share her presentation.

There was not a representative from the accessory apartment subgroup to provide an update.

Next Steps:

- The group would like an update on the Good Neighbor Agreement at the next meeting. The group was concerned that the Town Clerk has not yet posted the updated Town Bylaws.
- The group hopes to meet with Tim Lecuivre, Tree Warden, at the next meeting to hear about implementation of the Town's Tree Bylaw.
- The group would like to schedule site visits to revisit places from last year's site visits and new locations, if possible. New locations suggested include Crosby Street, Newport Road, Westminster, and Paul Revere Road. There was also a suggestion to reach out to the property owners and potentially abutters of the sites we visited last year before we make our visit.
- Liz is seeking examples of rock removal/ excavation bylaws from other municipalities.
- Wynelle is seeking examples of residential design guidelines from other municipalities.

##